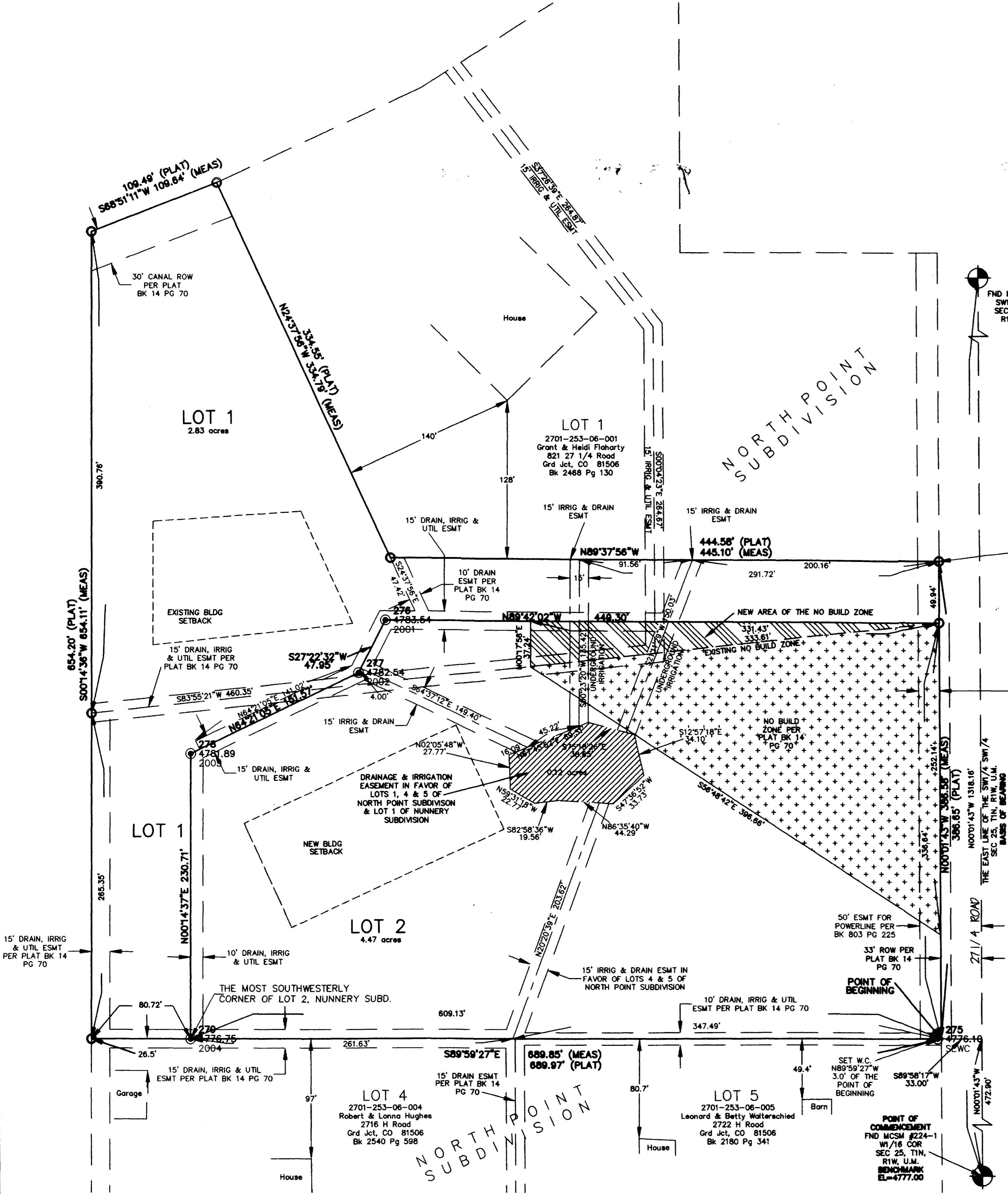


NUNNERY SUBDIVISION

A REPLAT OF LOTS 2 & 3 OF NORTH POINT SUBDIVISION

MESA COUNTY, COLORADO



LOT SUMMARY

LOT 1	2.83 acres	38.77%
LOT 2	4.47 acres	61.23%
TOTAL	7.30 acres	100%

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: LARRY NUNNERY IS THE OWNER OF LOTS 2 & 3 OF NORTH POINT SUBDIVISION SITUATED WITHIN THE SW 1/4 SW 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, AS DESCRIBED IN BOOK 2463 AT PAGE 961 OF THE RECORDS OF THE MESA COUNTY CLERK & RECORDER'S OFFICE & BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE SW 1/4 SW 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, WHENCE THE EAST LINE OF THE SW 1/4 SW 1/4 OF SAID SECTION 25 BEARS N00°01'43"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N00°01'43"W ALONG THE EAST LINE OF THE SW 1/4 SW 1/4 OF SAID SECTION 25, A DISTANCE OF 472.90 FEET; THENCE S89°58'17"W, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE N00°01'43"W, A DISTANCE OF 386.58 FEET; THENCE S89°37'56"E, A DISTANCE OF 445.10 FEET; THENCE N24°37'56"W, A DISTANCE OF 334.79 FEET; THENCE S68°51'11"W, A DISTANCE OF 109.64 FEET; THENCE S00°14'37"W, A DISTANCE OF 654.11 FEET; THENCE S89°59'27"E, A DISTANCE OF 689.85 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 7.3 ACRES AS DESCRIBED.

THAT SAID OWNERS HAVE CAUSED THE REAL PROPERTY TO BE LAID OUT AND PLATTED AS NUNNERY SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, STATE OF COLORADO, THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART SAID REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT OF NUNNERY SUBDIVISION AS FOLLOWS:

ALL UTILITY EASEMENTS TO THE CITY OF GRAND JUNCTION FOR THE USE OF CITY-APPROVED: PUBLIC UTILITIES AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF UTILITIES AND APPURTENANCES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES, EQUIVALENT OTHER PUBLIC PROVIDERS AND APPURTENANT FACILITIES.

ALL IRRIGATION EASEMENTS TO AN ASSOCIATION IF FORMED NOW OR LATER FOR THE BENEFIT OF THE OWNERS, OR IF NOT TO THE OWNERS OF THE LOTS AND TRACTS HEREBY PLATTED AS UNDIVIDED INTERESTS (NOT PARTITIONABLE), AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF IRRIGATION SYSTEMS AND TO SUPPLY AND DRAIN IRRIGATION WATER. COVENANTS, CONDITIONS, OR RESTRICTIONS OR OTHER CONVEYANCE THEREOF RECORDED AT BOOK _____, PAGE _____.

ALL GRAND JUNCTION DRAINAGE DISTRICT EASEMENTS TO THE GRAND JUNCTION DRAINAGE DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF GRAND JUNCTION DRAINAGE DISTRICT FACILITIES.

ALL INGRESS/EGRESS EASEMENTS TO THE OWNERS OF LOTS OR TRACTS SPECIFICALLY IDENTIFIED ON THE PLAT AS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS PURPOSES FOR THE USE OF SAID LOT OR TRACT OWNER(S), THEIR GUEST(S), AND INVITEE(S), AND ALSO FOR USE BY PUBLIC PROVIDERS AND UTILITIES, INCLUDING BUT NOT LIMITED TO, POSTAL SERVICE, TRASH COLLECTION, FIRE, POLICE AND EMERGENCY VEHICLES AND SERVICES. DEED OF CONVEYANCE RECORDED AT BOOK _____, PAGE _____, SUBJECT TO FURTHER CONDITIONS AND RESTRICTIONS AS MAY BE SET FORTH IN THAT INSTRUMENT.

ALL DRAINAGE EASEMENTS TO THE OWNERS OF LOTS AND TRACTS HEREBY PLATTED AS PERPETUAL EASEMENTS FOR THE CONVEYANCE OF RUNOFF WATER WHICH ORIGINATES WITHIN THE AREA HEREBY PLATTED OR FROM UPSTREAM AREAS, THROUGH NATURAL OR MAN-MADE FACILITIES ABOVE OR BELOW GROUND PER BOOK _____, PAGE _____.

ALL EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER AND THROUGH AND ACROSS BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH, AND IN DRAINAGE AND DETENTION EASEMENTS, THE RIGHT TO MAINTAIN, PROVIDED, HOWEVER, THAT THE BENEFICIARIES OF SAID EASEMENTS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF LOTS OR TRACTS HEREBY PLATTED SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERRECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

THE AREA WITHIN EACH LOT OUTSIDE THE FOOTPRINT OF BUILDINGS CONSTRUCTED ON EACH LOT IS SUBJECT TO THE NUNNERY SUBDIVISION AREA MAINTENANCE AGREEMENT RECORDED CONCURRENTLY WITH THIS PLAT.

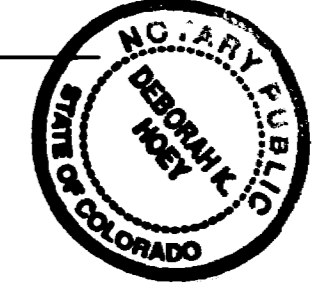
IN WITNESS WHEREOF SAID OWNER, LARRY NUNNERY HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 21 DAY OF SEPT, A.D., 2000

Larry Nunnery
LARRY NUNNERY

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO } ss
COUNTY OF MESA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF Sept A.D., 2000 BY LARRY NUNNERY.

WITNESS MY HAND AND OFFICIAL SEAL *Deborah K. Hays*
My Commission Expires April 25, 2001



CLERK AND RECORD'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:03 O'CLOCK 21st DAY OF September A.D., 2000 AND WAS DULY RECORDED AS RECEPTION NUMBER 1916439 IN PLAT BOOK 18 AT PAGE 10 THRU _____ INCLUSIVE. FEE _____

CLERK AND RECORDER _____ DEPUTY _____

CITY OF GRAND JUNCTION APPROVAL

STATE OF COLORADO } ss
COUNTY OF MESA

THIS PLAT OF NUNNERY SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA,

STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS 25 DAY OF SEPTEMBER A.D., 2000

David A. Vorey
CITY MANAGER

Gene Ramsey
MAYOR

PREPARED FOR:
LARRY NUNNERY

BENCHMARK:
BENCHMARK BASED UPON MESA COUNTY VERTICAL DATA.

BASIS OF BEARING:
THE EAST LINE OF THE SW 1/4 SW 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN IS ASSUMED TO BEAR N00°01'43"W.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I, WILLIAM S. MAURER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING JULY 2000, AND THAT BOTH HAVE BEEN COMPLETED ACCORDING TO THE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

CERTIFIED THIS 20th DAY OF SEPT, 2000

<p>WILLIAM S. MAURER COLORADO REGISTERED SURVEYOR P.L.S. 24320</p>	<p>NUNNERY SUBDIVISION</p> <p>A REPLAT OF LOT 2 & 3 OF NORTH POINT SUBDIVISION MESA COUNTY, COLORADO</p>	
	<p>DATE: 7/00 SURVEYED BY: jw, rt REVISION: 9/18/00 JOB NO: 20039</p>	<p>CHECKED BY: WSM SCALE: 1"=50' SHEET 1 OF 1</p>